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7 *Attorneys for Plaintiff/Counter-Defendant, Wilmington Savings Fund Society, FSB, as Trustee  
8 for Stanwich Mortgage Loan Trust A*

9  
10 **UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

11 WILMINGTON SAVINGS FUND SOCIETY,  
12 FSB, AS TRUSTEE FOR STANWICH  
13 MORTGAGE LOAN TRUST A,

14 Plaintiff,  
15 vs.

16 SATICOY BAY LLC SERIES 9338  
17 WILDERNESS GLEN AVENUE;  
18 YELLOWSTONE HOMEOWNERS  
19 ASSOCIATION,

20 Defendants.

21 Case No.: 2:17-cv-01775-JCM-BNW

22 **STIPULATION AND ORDER TO  
SUBSTITUTE REAL PARTY IN  
INTEREST AND AMEND CAPTION**

23 SATICOY BAY LLC SERIES 9338  
24 WILDERNESS GLEN AVENUE,

25 Counterclaimant,  
26 vs.

27 WILMINGTON SAVINGS FUND SOCIETY,  
28 FSB, AS TRUSTEE FOR STANWICH  
MORTGAGE LOAN TRUST A,

Plaintiff/Counter-Defendant.

29 Plaintiff/Counter-Defendant, Edward Brown (“Brown”), as substituted party for  
30 Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A  
31 (“Wilmington”), and Defendant/Counterclaimant Saticoy Bay LLC Series 9338 Wilderness Glen

1 Avenue (“Saticoy”) (collectively, the “Parties”), by and through their counsel of record, by and  
2 through their respective attorneys of records, hereby agree and stipulate as follows.

3 WHEREAS, on June 28, 2017, Wilmington filed Case No. 2:17-cv-01775-JCM-BNW  
4 (“Action”) against Saticoy Bay LLC Series 9338 Wilderness Glen Avenue and Yellowstone  
5 Homeowners Association, to quiet title to the Subject Property as to the Deed of Trust recorded in  
6 the official records of the Clark County Recorder’s Office on October 14, 2005, as Instrument  
7 No. 20051014-0003226 (“Subject Deed of Trust”);

8 WHEREAS, Bank of America, N.A. was the lender of the Subject Deed of Trust pursuant  
9 to the terms thereunder;

10 WHEREAS, on or about March 29, 2014, Bank of America N.A. assigned the interest in  
11 the Subject Deed of Trust to Christiana Trust, a division of Wilmington Savings Fund Society,  
12 FSB, not in its individual capacity but as Trustee of ARLP Trust 3 via an Assignment of Deed of  
13 Trust recorded in the official records of the Clark County Recorder’s Office on April 4, 2014, as  
14 Instrument No 20140407-0000013;

15 WHEREAS, on or about December 31, 2015, Christiana Trust, a division of Wilmington  
16 Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 assigned  
17 the interest in the Subject Deed of Trust to Wilmington Savings Fund Society, FSB, as Trustee for  
18 Stanwich Mortgage Loan Trust A via an Assignment of Deed of Trust recorded in the official  
19 records of the Clark County Recorder’s Office on August 16, 2017, as Instrument No. 20170816-  
20 0000002.

21 WHEREAS, on or about June 21, 2022, Wilmington Savings Fund Society, FSB, as  
22 Trustee for Stanwich Mortgage Loan Trust A assigned the interest in the Subject Deed of Trust to  
23 Total Property Solutions, LLC via a Assignment of Deed of Trust recorded in the official records  
24 of the Clark County Recorder’s Office on June 21, 2022, as Instrument No. 20220621-0001929.

25 WHEREAS, on or about June 21, 2022, Total Property Solutions, LLC assigned the interest  
26 in the Subject Deed of Trust to RCG Note Partners, LLC via a Assignment of Deed of Trust  
27 recorded in the official records of the Clark County Recorder’s Office on June 21, 2022, as  
28 Instrument No. 20220621-0001931.

1        WHEREAS, on or about June 21, 2022, RCG Note Partners, LLC assigned the interest in  
2 the Subject Deed of Trust to Scottsdale REI, LLC via a Assignment of Deed of Trust recorded in  
3 the official records of the Clark County Recorder's Office on June 21, 2022, as Instrument No.  
4 20220621-0001932.

5        WHEREAS, on or about June 21, 2022, Scottsdale REI, LLC assigned the interest in the  
6 Subject Deed of Trust to Edward Brown via a Assignment of Deed of Trust recorded in the official  
7 records of the Clark County Recorder's Office on June 21, 2022, as Instrument No. 20220621-  
8 0001934.

9        WHEREAS, the parties, by and through their undersigned counsels of record, hereby  
10 stipulate to substitute EDWARD BROWN as the Plaintiff/Counterdefendant in this action in the  
11 place and stead of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR  
12 STANWICH MORTGAGE LOAN TRUST A;

13        **IT IS SO STIPULATED.**

14        DATED this 6<sup>th</sup> day of July, 2022.

15        ROGER P. CROTEAU & ASSOCIATES,  
16 LTD

17        WRIGHT, FINLAY & ZAK, LLP

18        /s/ Robert A. Riether

19        Robert Riether Esq.

20        Nevada Bar No. 12076

21        *Attorneys for Plaintiff/Counter-Defendant,*  
22 *Wilmington Savings Fund Society, FSB, as*  
23 *Trustee for Stanwich Mortgage Loan Trust A*

24        Christopher L. Benner

25        Christopher L. Benner, Esq.

26        Nevada Bar No. 8963

27        *Attorneys for Defendant/Counterclaimant*  
28 *Saticoy Bay LLC Series 9338 Wilderness*  
*Glen Avenue*

23        **IT IS SO ORDERED**

24        **DATED:** 10:17 am, July 07, 2022

25        

26        **BRENDA WEKSLER**  
27        **UNITED STATES MAGISTRATE JUDGE**